

Department of Planning and Zoning

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TO: Design Advisory Board
FROM: Scott Gustin
DATE: October 13, 2015
RE: Supplement regarding eligibility: 16-0385CA, 33 Rose Street

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The applicant has submitted information in support of her argument that the building at 33 Rose Street is ineligible for listing on an historic register. The staff report notes the 1994 Sites & Structures survey that included this building. The applicant has provided information calling into question the validity or finality of this survey form. To be clear, the survey form does not amount to a listing on an historic register. It does, however, typically determine eligibility. In any event, this staff supplement is offered to specifically address the criteria related to the building's eligibility for inclusion on an historic register.

ARTICLE 5: CITYWIDE GENERAL STANDARDS

Sec. 5.4.8, Historic Buildings and Sites

(a) Applicability

1. The building is 50 years old or older.

The building at 33 Rose Street was constructed prior to 1889 and is more than 50 years old.

2. The building or site is deemed to possess significance in illustrating or interpreting the heritage of the city, state, or nation in history, architecture, archeology, technology, and culture because on or more of the following conditions is present:

- A. Association with events that have made a significant contribution to the broad patterns of history; or,*
- B. Association with the lives of persons significant in the past; or,*
- C. Embodiment of distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant or distinguishable entity whose components may lack individual distinction; or,*
- D. Maintenance of an exceptionally high degree of integrity, original site orientation and virtually all character defining elements intact; or,*
- E. Yielding, or may be likely to yield, information important to prehistory.*

The home at 33 Rose Street, a sidehall plan in the Burlington vernacular, continues to embody distinctive characteristics such as the redstone foundation, slate roof, central chimney, massing, and scale. These features relate to particular construction materials, forms, and styles associated with residential construction in Burlington in the 19th century.

3. The building or site possess a high degree of integrity of location, design, setting, materials, workmanship, feeling, and association.

See item 2 above. There have been alterations to the home, including siding, a bay front window, and a columned front entry. However, in large part, the home at 33 Rose Street continues to retain its historic integrity. Original materials remain as noted above. The home's location, setting, and association remain intact. Review under the standards of Sec. 5.4.8 will ensure continued integrity, whereas without it, incremental changes may continue until such integrity is lost.